

# FOR SALE

18,805 SF  
MIXED-USE



## 232 FRONT STREET BELLEVILLE, ON

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# 232 FRONT STREET

## EXECUTIVE SUMMARY

With its historic architecture & modern upgrades, this property is ready to shape the next chapter of Downtown Belleville. With an impressive 52' frontage, this building offers exceptional exposure & street presence.

It offers over 18,805 SF of versatile mixed-use space across 3 levels & backs directly onto the Moira River, the River Walk Trail, & public parking. This makes it an ideal setting for a much-needed grocery market catering to the growing residential base in the area, a restaurant/wine bar that maximizes its patio potential & historic charm, a boutique hotel, café, food hall, or an incredible event space.

The main floor (7,967 SF) features ~13' ceilings, refurbished limestone, a stone archway, & exposed brick walls. The recessed front entrance with its new NanaWall (bi-fold doors) opens onto a covered patio, perfect for a high-end restaurant/bar, market, or flagship retail venue.

The second floor (4,666 SF) stuns with 24' ceilings & six towering 13' arched windows that flood the space with natural light. Whether used as a cocktail lounge, restaurant, event venue, studio, gallery, or converted into loft-style residences or a boutique hotel, the possibilities are as expansive as the ceilings themselves.

The lower-level commercial space (6,172 SF) has 7' ceilings & a more intimate feel, ideal for a speakeasy, wellness studios, offices, or an extension of the main floor.

PROPERTY STATS	
Land Area	8,208 SF
Frontage	52.33 FT
Building Size	18,805.06 SF
Floors	Main: 7,967.18 SF Second: 4,665.99 SF Lower: 6,171.89 SF
Zoning	C2-3 (General Commercial)

Whether you're an investor, restaurateur, hotelier, or visionary developer, this iconic property in the heart of downtown Belleville offers a design-ready canvas to create a landmark destination in one of Ontario's fastest-evolving downtown cores.



**PRICE: \$1,995,500**

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# 232 FRONT STREET

## TOP PROPERTY FEATURES

- Total Building Size: 18,805 SF with 52' frontage
- Location: right on Front Street (prime downtown Belleville) and backing onto the Moira River, the River Walk Trail, and public parking
- Restored facade with brick, six black 13' arched windows, a recessed front entrance with bi-fold doors, which open seamlessly onto a covered patio space.
- An open floor plan with soaring ceiling heights on the main floor and second floors



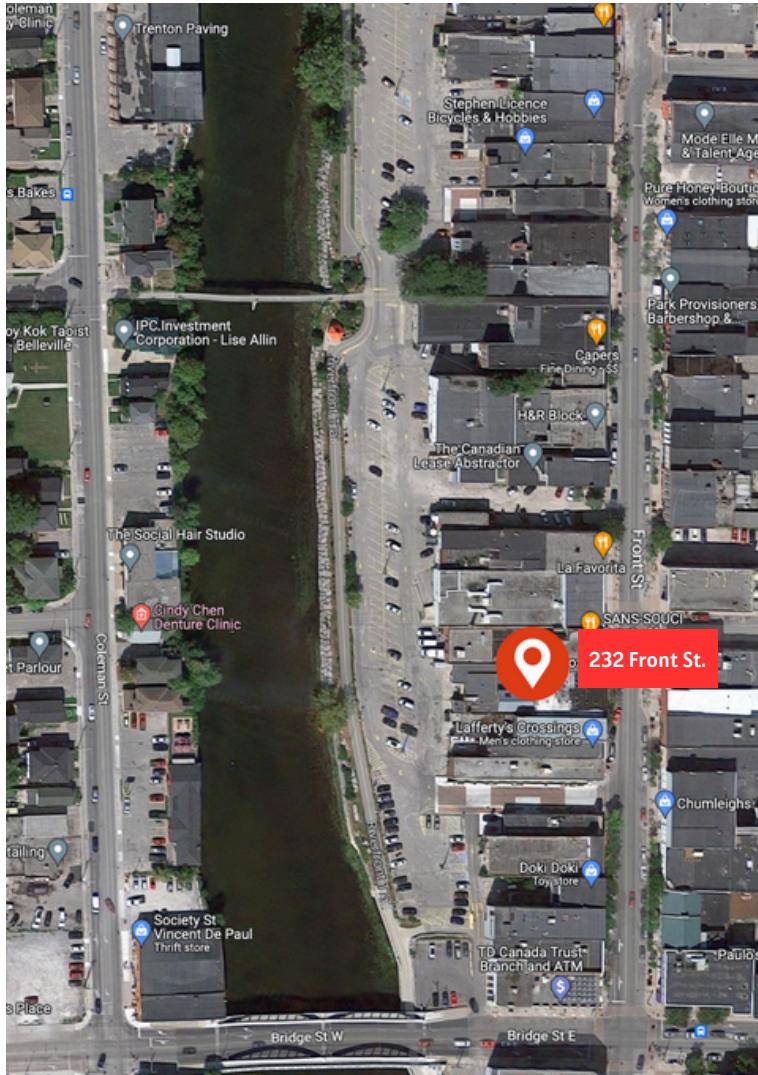
## ARCHITECTURAL DRAWINGS & PERMITS IN PLACE FOR:

- Main floor & Basement: Commercial Retail
- Second & proposed Third floor (3,956 SF): Planned for short-term rental or boutique hotel suites, allowing owners to capitalize on Belleville's growing tourism & hospitality demand (with overflow from PEC)
  - Approved for boutique hospitality use with plans for: 7 lofts with over 1000 SF each
  - Three 2-storey lofts with soaring ceilings & 13' arched windows, 2 bedrooms, 2 bathrooms, ensuite laundry, & a fireplace.
  - Two 2-storey lofts with 2 bedrooms, 2 bathrooms, ensuite laundry, a fireplace & a river-facing balcony.
  - Two one-storey suites with 2 bedrooms, 2 bathrooms, ensuite laundry, a fireplace & a private terrace overlooking the Moira River.
- Total proposed construction area for the second and third floors: 10,671 SF

*This is your chance to redefine the future of Downtown Belleville. With permits, plans, and architectural infrastructure already in place.*

# 232 FRONT STREET

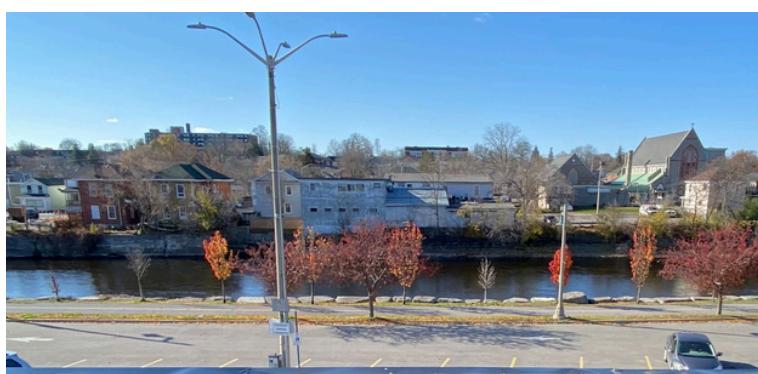
## DOWNTOWN BELLEVILLE



▲ *Aerial view of the area*



▲ *Inspiration for the luxury lofts*



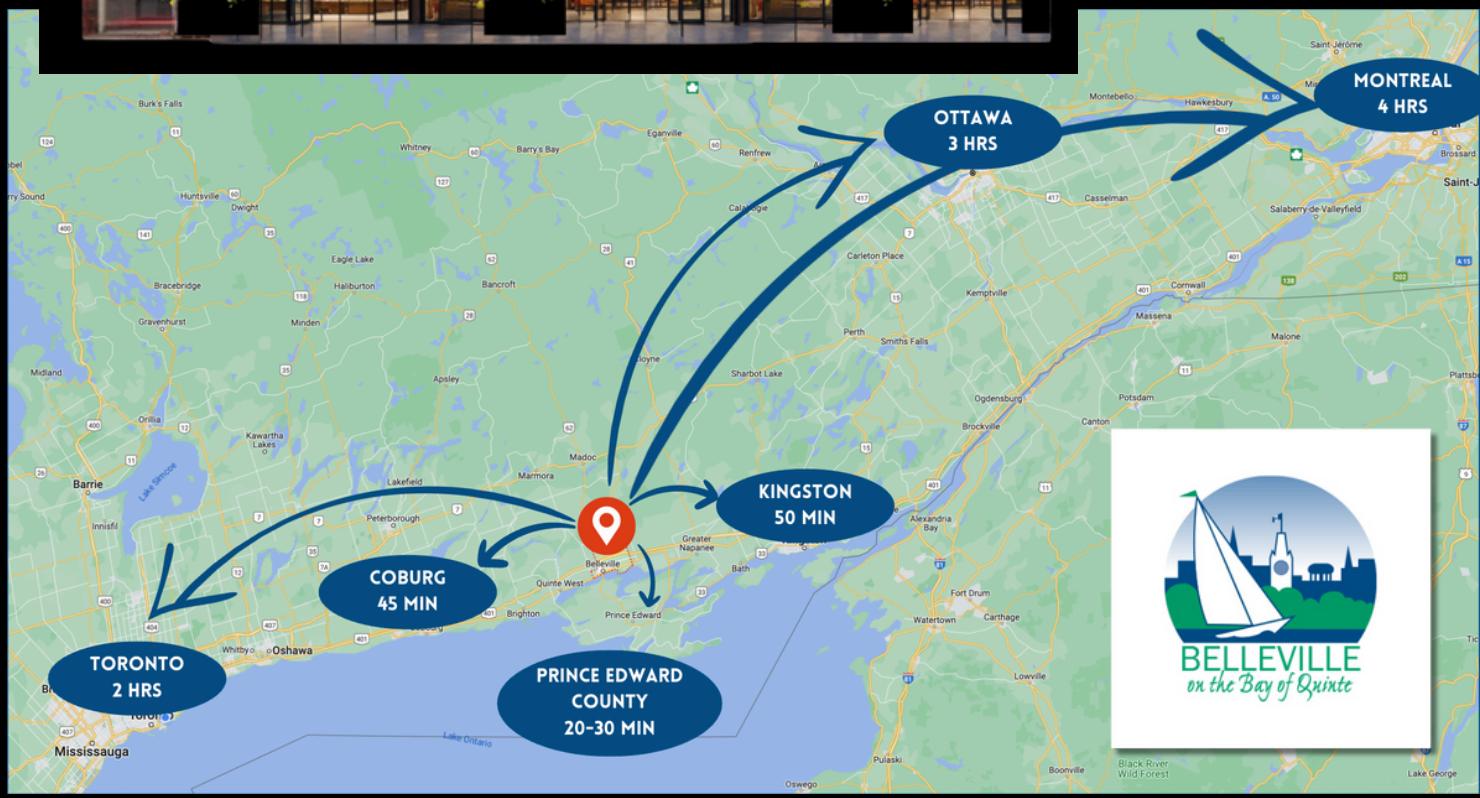
◀ *View of the Moira River & the River Walk*

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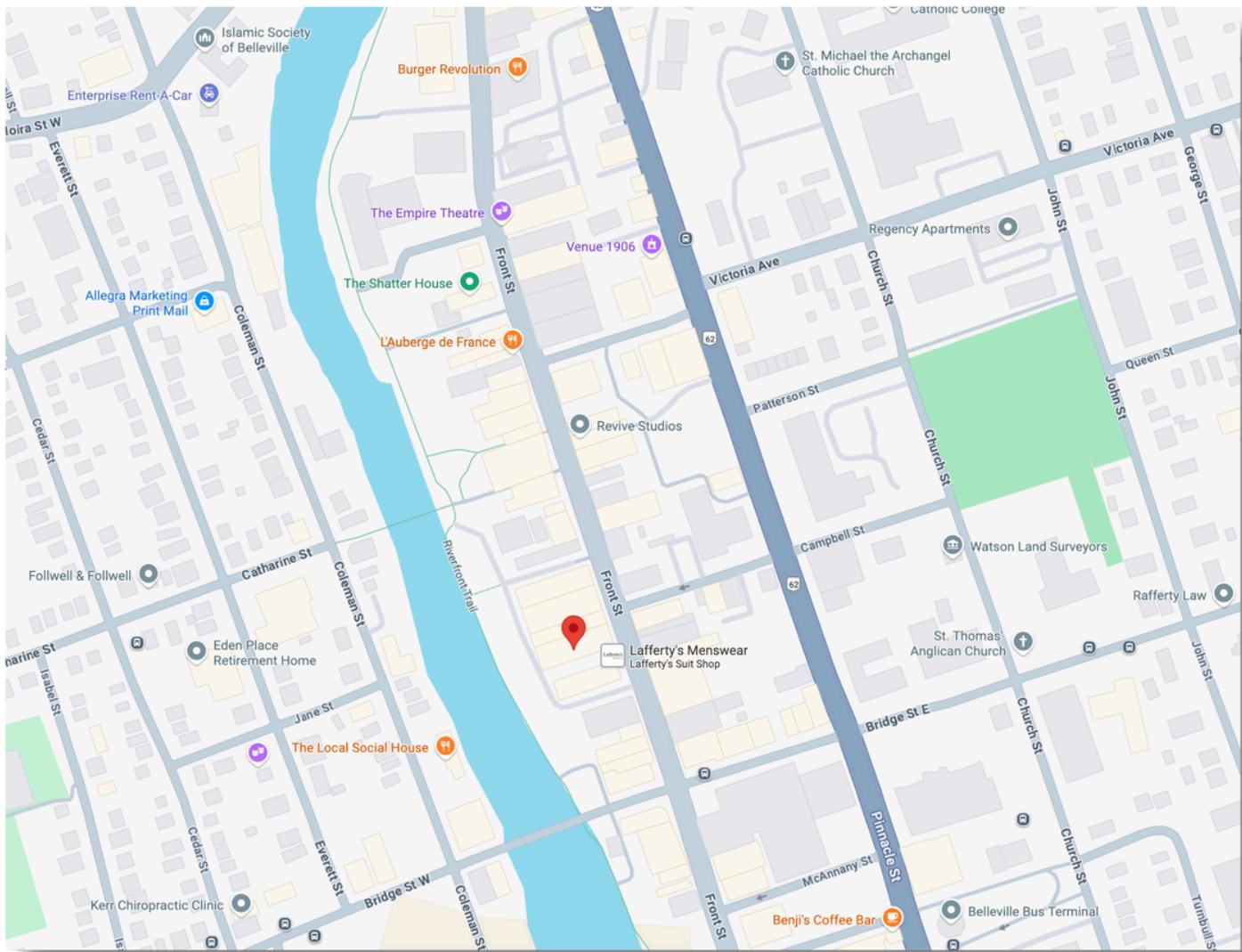
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*\*Conceptual Illustration*



# LOCATION MAP



Contact us for more information.

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